

295 19TH AVE

SAN FRANCISCO - RICHMOND DISTRICT
A 13-UNIT MIXED-USE PROPERTY



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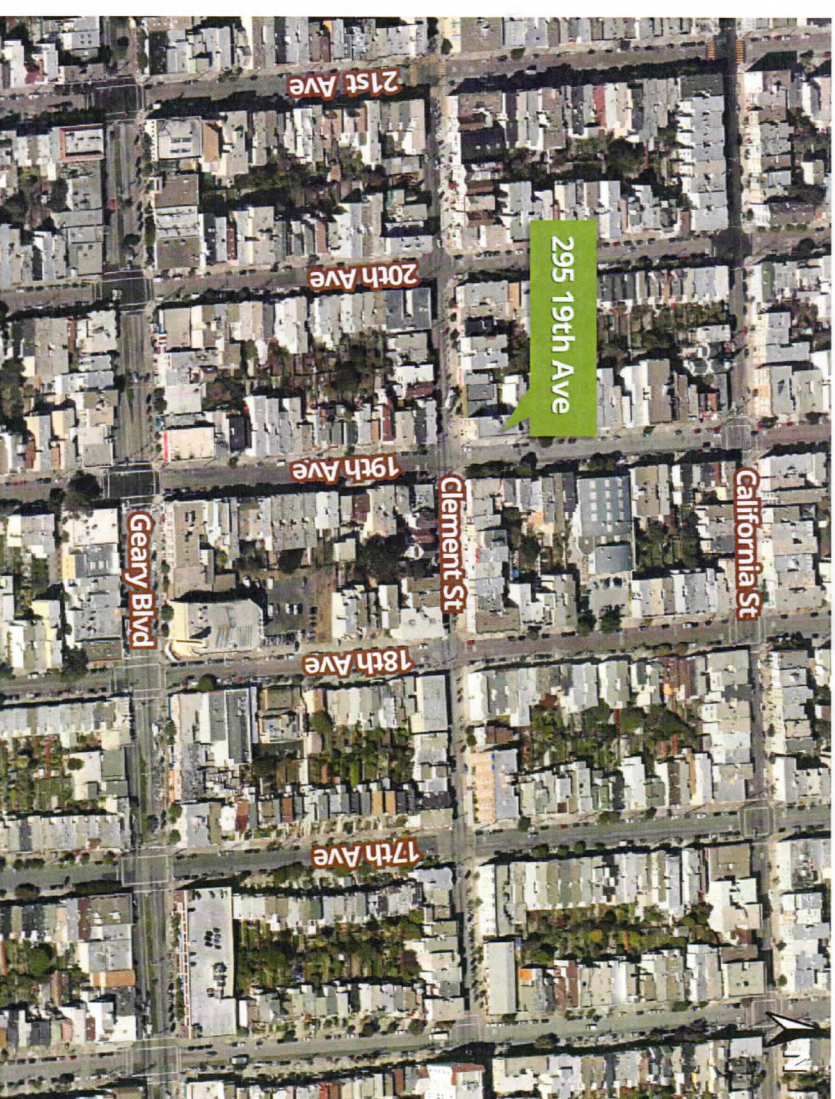
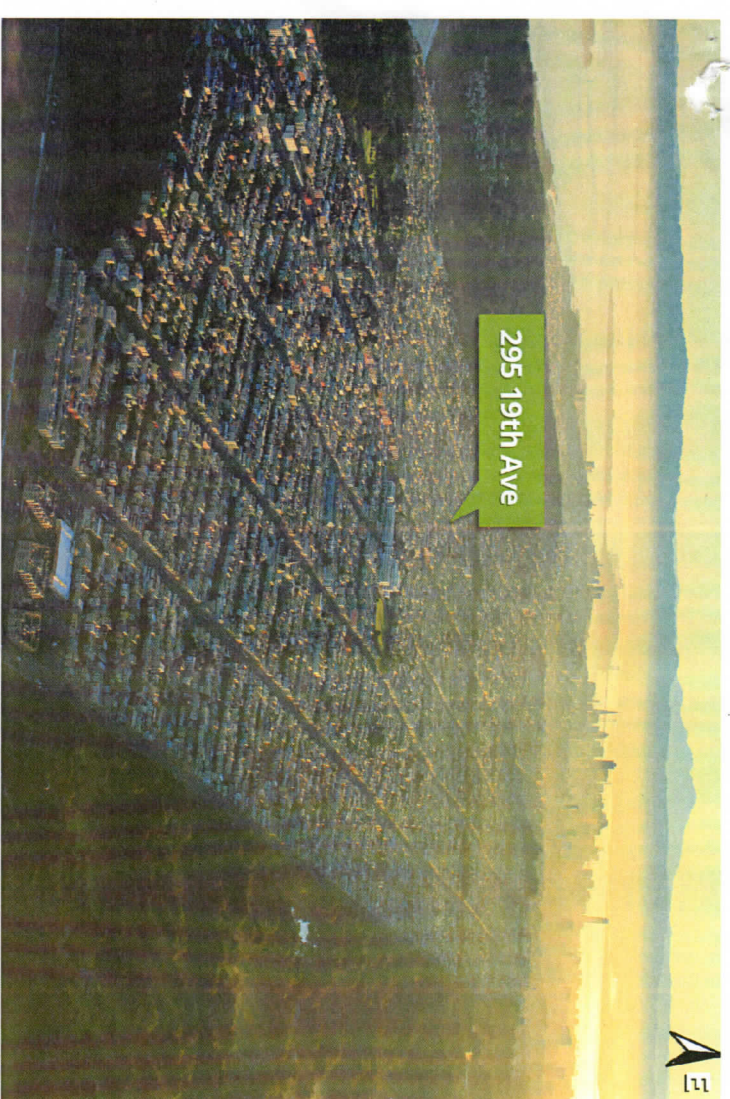
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295 19TH AVENUE
A 13-UNIT MIXED-USE INVESTMENT OPPORTUNITY IN SAN FRANCISCO



INVESTMENT HIGHLIGHTS

Owner spent over \$164,000 in seismic upgrades in last two years. This cost can be passed though to the tenants.

Immediate upside in commercial rents

Month-to-month commercial tenants

Ability to convert studio units to Jr. one-bedrooms on turnover

Tremendous upside in residential rents

Corner location

Parking

Extremely well maintained

Views from upper floors

Newer hot water system

Great unit layouts / large units

Neither Seller, Broker, or Rent Board Passthroughs makes any warranties or representations on the legality or achievability of this pass-through. Buyer should rely solely on their own due diligence and investigations.

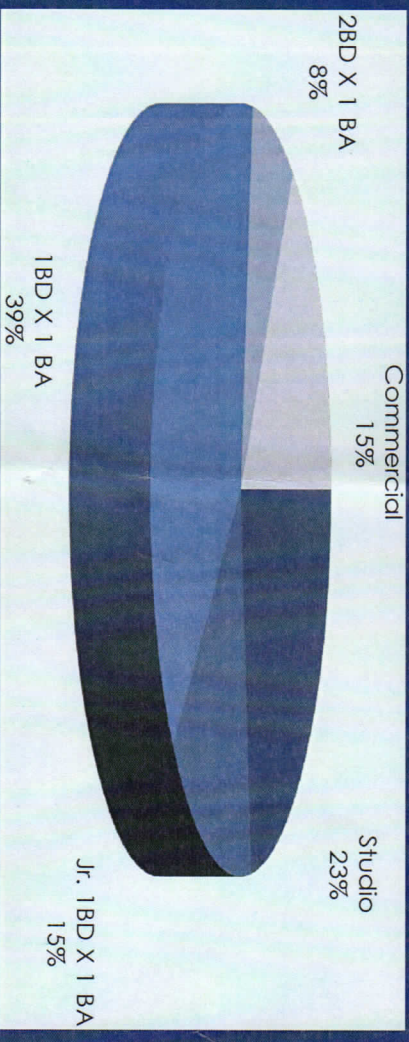
OFFERING SUMMARY

PRICE	\$3,800,000
PRICE PER UNIT	\$292,308
PRICE PER FOOT	\$418
CAP RATE	4.62% (Current), 6.67% (Market)
GRM	15.2 (Current), 11.5 (Market)

SITE INFORMATION

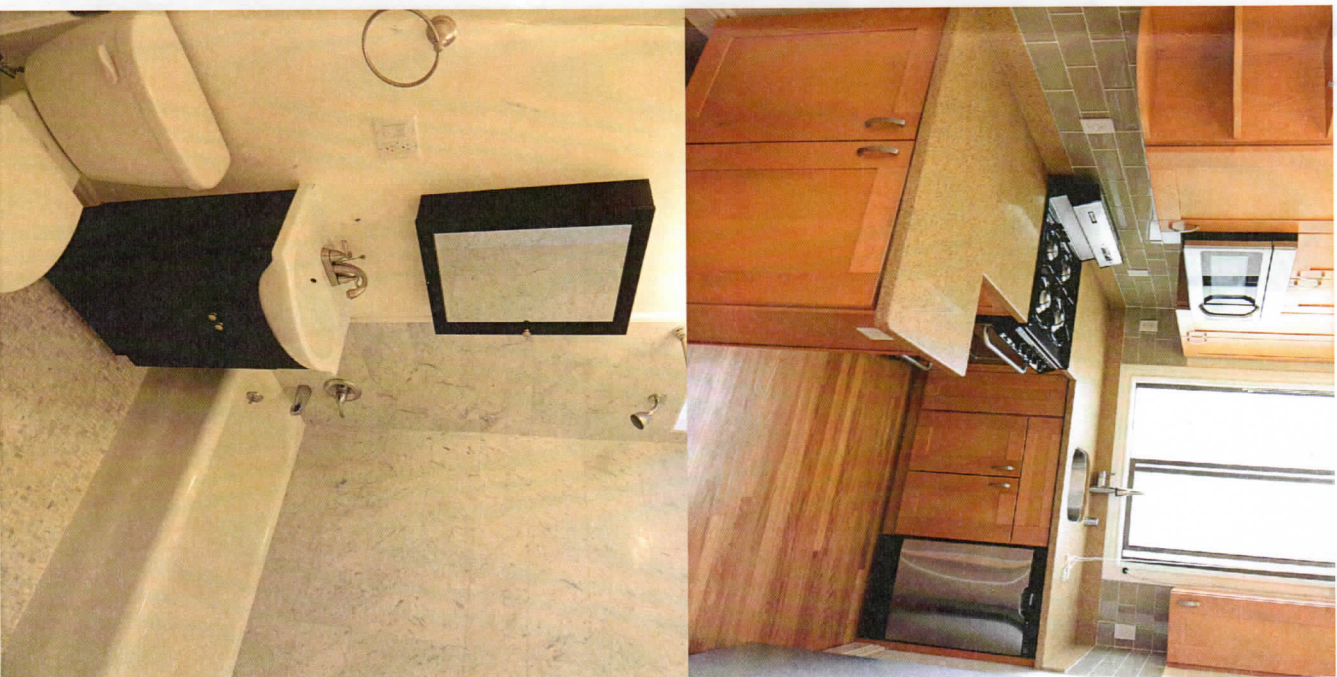
TOTAL UNITS	13
CROSS	Clement
NEIGHBORHOOD	Richmond District
PROPERTY ADDRESS	295 19th Ave
YEAR BUILT	1926
NET RENTABLE SF	9,093 SF
LAND AREA	3,249 SF
PARCEL #	1414-017
PARKING	6
HEAT SOURCE	Electric and Gas - Separately Metered
ELECTRICAL	Separate Meters - 400 Amp
FOUNDATION	Concrete
CONSTRUCTION	Wood Frame
ROOF	Flat Bitumen-New

UNIT TYPE	UNITS	AVERAGE SF (EST)	TOTAL SF (EST)	% OF UNITS	CURRENT RENT PER MO.	CURRENT RENT PER SF	MARKET RENT PER MO.	MARKET RENT PER SF
STUDIO	3	450	1,350	23%	\$1,426	\$3.17	\$1,750	\$3.89
JR. 1 BEDROOM/1 BATHROOM	2	450	900	15%	\$2,024	\$4.50	\$2,100	\$4.67
1 BEDROOM/1 BATHROOM	5	750	3,750	39%	\$1,618	\$2.16	\$2,400	\$3.20
2 BEDROOM/1 BATHROOM	1	850	850	8%	\$1,887	\$2.22	\$2,800	\$3.29
COMMERCIAL	2	602	1,204	15%	\$1,536	\$2.55	\$1,805	\$3.00
TOTALS/AVERAGES	13	8,054	8,054	100%	\$1,698	\$2.65	\$2,171	\$3.22



RENT ROLL

Unit	Type	Move-In Date	Current Rent	Market Rent	% of Market
1	1BD X 1BA	Feb-11	\$1,744.09	\$2,400	73%
1A	STUDIO	Jul-09	\$1,198.60	\$1,750	68%
2	2BD X 1 BA	May-04	\$1,886.86	\$2,800	67%
3	1BD X 1BA	Aug-05	\$1,535.87	\$2,400	64%
4	STUDIO	Dec-10	\$1,504.65	\$1,750	86%
5	1BD X 1BA	Oct-12	\$2,195.00	\$2,400	91%
6	Jr. 1BD X 1BA	May-12	\$1,947.07	\$2,100	93%
7	1BD X 1BA	Oct-93	\$998.57	\$2,400	42%
8	Jr. 1BD X 1BA	Vacant	\$2,100.00	\$2,100	100%
9	1BD X 1BA	Apr-05	\$1,617.81	\$2,400	67%
10	STUDIO	Dec-11	\$1,573.69	\$1,750	90%
1800 C.	Commercial	Jun-08	\$1,400.00	\$1,800	78%
1804 C.	Commercial	Apr-97	\$700.00	\$700	100%
STALL 02	Vacant		\$150.00	\$150	100%
STALL 03	#10		\$127.37	\$150	85%
STALL 04	Inc. in #9		\$0.00	\$150	0%
STALL 05	Inc. in #2		\$0.00	\$150	0%
STALL 06 - Tandem	Vacant		\$100.00	\$100	100%
STALL 07 - Tandem	Vacant		\$100.00	\$100	100%
Monthly			\$20,880	\$27,550	76%



FINANCIAL ANALYSIS

	CURRENT	MARKET	
INCOME			
GROSS SCHEDULED INCOME	\$250,555	\$330,600	
VACANCY	(\$7,517) 3.0%	(\$9,918) 3.0%	
TOTAL INCOME	\$243,038	\$320,682	
PROJECTED EXPENSES			Based on list price
TAXES	\$44,426 1.169%	\$44,426 1.169%	T-12 Total
INSURANCE	\$4,407	\$4,407	T-12 Total
PG&E	\$3,674	\$3,674	T-12 Total
WATER/SEWER	\$5,141	\$5,141	T-12 Total
GARBAGE	\$3,439	\$3,439	T-12 Total
JANITORIAL	\$1,200	\$1,200	\$100 per month
MANAGEMENT	NA	NA	Not Required
REPAIRS & MAINTENANCE	\$5,113	\$5,113	T-12 Total
TOTAL EXPENSES	\$67,400 27.7%	\$67,400 21.0%	
NET OPERATING INCOME	\$175,638	\$253,282	

